

**CITY OF ISSAQUAH
PLANNING DEPARTMENT
ADMINISTRATIVE REVIEW**

NOTICE OF DECISION

TO: John Norris
Norris Homes, Inc.
2053 Faben Drive
Mercer Island, WA 98040

SUBJECT: Pickering Hill Short Plats A-F

FILE NO. PLN05-00040 / PLN05-00041 / PLN05-00042 /
PLN05-00043 / PLN05-00044 / PLN05-00045

DATE OF DECISION: June 1, 2007

REQUEST: The Approval to subdivide six lots totaling 11.55 acres into four new lots each for a total of 24 parcels. The land is owned by various members of the extended Pickering Family. The property currently is developed with four single family dwellings. The short plat will allow twenty-two additional single family residences to be constructed on the new lots. Two of the existing houses will be retained as illustrated on the Short Plat drawings. The site is located within the "Squak Mountain" Subarea of the City.

LOCATION: The property is addressed as Follows:
Parcel A 910 11th Place NW
Parcel B 11th Place NW
Parcel C Pickering Place NW
Parcel D 11th Pickering Place NW
Parcel E 950 Pickering Place
Parcel F 970 Pickering Place NW
See vicinity map, Exhibit No. 7.

PARCEL NUMBER: 282406-9171, 282406-9009, 282406-9192, 282406-9336,
282406-9010, 282406-9217

SITE AREA: 503,061.2 square feet (11.55 acres)

ZONING: "SF-S" (Single Family - Suburban). Minimum lot size: 9,600 square feet.

COMPREHENSIVE PLAN: The property is designated "Low Density Residential" by the City's Comprehensive Plan's Land Use Designation Map, and has a Comprehensive Plan subarea designation of "Squak Mountain".

DECISION MADE: On June 1, 2007, the Planning Department conditionally approved the Short Plats. Approval of these applications is based on the submittals of April 19, 2005, Revision of December 23, 2005, Revision of June 1, 2006 and the Revision of November 22, 2006, and is subject to the following conditions:

1. The Applicant shall provide the City with a Mylar copy of the approved short plat. Upon City signature of the Mylar, the applicant shall record the approved Short Plat along with a copy of this Notice of Decision with the King County Department of Records and Elections. The Short Plat shall not be deemed formally approved until so filed.
2. Three copies of the recorded Short Plat package shall be provided to the Planning Department within ten (10) days of recording with the King County Department of Records and Elections.
3. One (1) electronic copy of the final plans shall be provided to the Planning Department in a software format acceptable to the Public Works Department.
4. All new property corners of the lots shall have a rebar and cap set per current WAC guidelines for land surveys.
5. The new residential development associated with this short plat will have an impact on the parks, City and County roads, fire protection, police services, and schools servicing this area. Impact fees for these items will be determined and due for development when a building permit is issued for each lot.
6. The applicant will need to provide a separate side sewer and water meter for each lot.
7. Steep slopes, wetlands, streams and their required buffers shall be identified and protected as required by the Critical Area Regulations, including but not limited to: temporary marking of the critical area buffer and building setbacks during construction; permanent survey stakes to delineate critical area boundaries, and permanent signs to explain the type and value of the critical area (IMC 18.10.480), recorded as a critical area tract on all documents of title of record for all affected lots (IMC18.10.515).
8. The applicant shall record a Native Growth Protection Easement over the area identified as steep slope, wetlands, streams and buffer area as shown on the proposed short plats. The easement shall be recorded at the same time that the

short plat is recorded.

Please work with the Planning Department to finalize NGPE language that reads similar to:

Restrictions for Native Growth Protection Easement

The Steep Slope, Wetland, and Stream Sensitive Area (add the other critical areas) conveys to the public a beneficial interest in the land within the sensitive area easement. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, and protection of plant and animal habitat. The easement imposes upon all present and future owners and occupiers of the land subject to the tract the obligation, enforceable on behalf of the public by the City of Issaquah, to leave undisturbed all trees and other vegetation within the tract. The vegetation within the tract may not be cut, pruned, covered by fill, removed or damaged without approval in writing from the City of Issaquah or its successor agency, unless otherwise provided by law. Demonstrated health and safety concerns shall be considered by the City when permitting the cutting, pruning or removal of living or dead vegetation.

The common area between the easement and the area of development activity shall be marked or otherwise flagged to the satisfaction of the City of Issaquah prior to any clearing, grading, building construction or other development activity on a lot subject to the easement. The required marking or flagging shall remain in place until all development proposal activities in the vicinity of the sensitive area are completed. No building foundations are allowed beyond the required building setback line, unless otherwise provided by law.

9. The applicant shall provide a 12-foot wide easement, a 5-foot wide pedestrian trail, and landscaping and fencing within the remainder of the easement to buffer adjacent residences along the south boundary of Lot SP-E 3 from the cul-de-sac to the east boundary of the property that will allow for pedestrian connection to the adjacent parcels.
10. Prior to recording of short plats B, C, and F, the applicant shall construct in the same plats a 6-foot tall cedar fence whenever clearing and grading during the short plat results in clearing the lot of existing vegetation within 10 feet of the south property line adjoining the neighboring subdivision (The Woods at Issaquah) served by Inneswood Place.
11. Prior to the issuance of the clearing and grading permit, the applicant shall construct a 6-foot tall cedar fence along the entire boundary of the property shown as the Exception lot to the satisfaction of the City.
12. The applicant shall make every effort to preserve the existing fence and trees that were required as mitigation for the construction of the Kingdom Hall along the west boundary of Short Plat A & B. Prior to recording of the short plats A & B, the applicant shall repair the fence and/or replace the damaged evergreen trees.
13. Prior to the issuance of any construction permits the applicant shall submit and receive approval of a landscape plan from the Planning Department (and wall design

plan, if applicable) for the area between the proposed retention/detention facility and Newport Way. This plan will include a minimum of a 10-foot wide planting strip with a combination of medium and large evergreen and deciduous plants providing a 90% percent sight obscuring screen within three (3) years, OR, a combination of approximately 70% evergreen trees backed by a wall employing a variety of texture, setbacks, colors and materials to break up the wall's surface. Prior to the recording of the first short plat the applicant shall complete the landscape buffer.

14. Prior to the recording of any short plat the applicant shall submit a letter from King County Health Department for each existing house within the short plat that will retain its septic system stating that the existing septic system will continue to function properly on the new lot configuration. If all of the existing houses are connected to the sewer system prior to the recording of the short plat, a letter detailing how the septic tank was decommissioned shall be provided.
15. Prior to recording the short plats the applicant shall construct all required utilities including water, sewer, and storm. The applicant shall also construct all required internal roadways and install all right-of-way improvements along the property frontage of Newport Way. The applicant shall be required to submit for a Public Works Permit and obtain all required performance bonds before beginning any construction. All construction shall meet current City of Issaquah standards. Once the City of Issaquah approves and accepts all construction then the Mylar's of the short plats may be submitted for approval and recordation.
16. At the time of the recording of the short plats, the applicant shall create a homeowners association that will retain ownership of all of the common open space lots.
17. The applicant shall comply with the SEPA mitigation measures contained within the MDNS issued on March 14, 2007. The mitigation measures are as listed below:
 - a. The applicant shall submit a final mitigation plan for the enhancement of Wetland A and the buffer of Wetland A on Lot 3 SP-A and for enhancement of the Stream 1 riparian buffer on Tract 'B' of SP-C and SP-F. The mitigation plan shall include a planting plan and 5-year maintenance/monitoring plan. The mitigation plan shall be approved by the Planning Department and implemented prior to recording of the short plat mylars.
 - b. In order to avoid potential erosion impacts, the stormwater vault discharge into the Wetland A buffer on Lot 3 SP-A shall be approved by the City prior to issuing grading and construction permits.
 - c. The road crossing culvert for Stream 1 shall be sized and designed to maintain flows and provide for biological connectivity. Details of the culvert and road crossing shall be approved by the City prior issuing grading and construction permits.
 - d. In order to maintain pre-development hydrology to Wetland A and Stream 1, the applicant shall prepare a hydrology analysis to determine the pre-development hydrology and to design the surface water conveyance system to maintain this hydrology post-development. The hydrology analysis shall follow the guidelines in the King County Critical Areas Mitigation Guidelines. The wetland hydrology

analysis and the surface water conveyance system shall be approved by the City prior to final engineering plan approval.

- e. The applicant shall adjust lot lines so critical areas and associated buffers are entirely within protected critical area tracts separate from the residential lots. Revised plans shall be approved by the Planning Department prior to issuing of grading or construction permits.
- f. In order to preserve existing trees for wildlife habitat and to retain trees to implement Comprehensive Plan policy to protect forested hillsides, a tree survey shall be prepared showing the locations and tree species within 20 feet of all proposed lots lines. The survey shall include deciduous tree species over 12-inches in diameter and conifer species over 6-inches diameter. The tree survey shall indicate the trees that would be retained. The City shall approve building envelopes on each lot in order to protect existing significant trees. The tree survey and retention plan shall be approved by the City prior to issuing of grading or construction permits.
- g. The applicant should mitigate for potential impacts on public services with a voluntary contribution in the amounts of \$86.30 per new single family dwelling unit for General Government Buildings and \$61.83 per new single family dwelling unit for Police Services. The applicant should pay the voluntary contribution prior to issuance of building permits.

REASONS FOR DECISION:

1. Issaquah Municipal Code (IMC) 18.04.400 of the land Use Code authorizes the Planning Department to review the Short Plat through the Level 2 Review process (administrative review and approval). The Level 2 Review requires public notice to property owners within 300 feet of the site and a decision by the Planning Director/Manager.
2. The site is zoned Single Family-Suburban (SF-S). Single family residences are permitted in this zone.
3. The minimum lot size in the SF-S zone is 9,600 square feet according to the District Standards Table, IMC 18.07.360. The new lots are as follows:

SHORT PLAT	LOT	LOT AREA
Short Plat A		
	1	13,650 SQ.FT./0.31 ACRES
	2	11,821 SQ.FT./0.27 ACRES
	3	69,406 SQ.FT./1.59 ACRES
	4	11,264 SQ.FT./0.26 ACRES
	TRACT A	16,904 SQ.FT./0.39 ACRES
	TRACT X	11,187 SQ.FT./0.26 ACRES
Short Plat B		
	1	19,992 SQ.FT./0.46 ACRES
	2	10,466 SQ.FT./0.24 ACRES
	3	9,610 SQ.FT./0.22 ACRES

	4	9,601 SQ.FT./0.22 ACRES
	TRACT A	12,947 SQ.FT./0.30 ACRES
Short Plat C		
	1	7,312 SQ.FT./0.17 ACRES
	2	7,310 SQ.FT./0.17 ACRES
	3	7,287 SQ.FT./0.17 ACRES
	4	12,226 SQ.FT./0.28 ACRES
	TRACT A	10,735 SQ.FT./0.25 ACRES
	TRACT B	14,094 SQ.FT./0.32 ACRES
Short Plat D		
	1	10,370 SQ.FT./0.24 ACRES
	2	9,684 SQ.FT./0.22 ACRES
	3	11,332 SQ.FT./0.26 ACRES
	4	11,032 SQ.FT./0.25 ACRES
Short Plat E		
	1	11,915 SQ.FT./0.27 ACRES
	2	13,568 SQ.FT./0.31 ACRES
	3	18,560 SQ.FT./0.43 ACRES
	4	31,528 SQ.FT./0.72 ACRES
	TRACT A	17,921 SQ.FT./0.41 ACRES
Short Plat F		
	1	9,230 SQ.FT./0.21 ACRES
	2	8,588 SQ.FT./0.20 ACRES
	3	15,630 SQ.FT./0.36 ACRES
	4	50,324 SQ.FT./1.16 ACRES
	TRACT A	20,326 SQ.FT./0.47 ACRES
	TRACT B	10,492 SQ.FT./0.24 ACRES

NOTES: Tract A on each of the short plat represents the right-of-way that will be dedicated to the City.

Tract B on Short Plats C and F represents the critical area that will be under common ownership. See condition #16.

Tract X on Short Plat A will be dedicated to the City for drainage purposes.

4. The Environmental Planner issued a Mitigated Determination of Nonsignificance on March 14, 2007. The appeal period ended on April 11, 2007 with no appeals filed. The mitigation measures are listed above under condition #15.
5. The Issaquah Municipal Code Section 18.07.081 Nonmotorized facilities in single family developments reads as follows:
 - A. Purpose: The purposes of requiring nonmotorized facilities including bicycle lanes, shared use corridors and walkways within developments are to:
 1. Increase safe nonmotorized access to and mobility through all parts of the City;
 2. Help remove nonmotorized and vehicular movement conflicts; and
 3. Support transportation options that contribute to reduced traffic congestion, improved transit connections, improved air quality, reduced fuel consumption and improved physical fitness.

- B. Requirements: All new single family developments of two (2) or more lots shall provide for enhanced nonmotorized access and circulation by walkways, shared use paths and/or trails that use techniques such as linking cul-de-sacs, linking groups of buildings, and providing parallel routes which are permanent and recorded on plats and/or other required permit plans. The required nonmotorized facilities are off-road facilities in addition to any required sidewalks or bike lanes. The Planning Director shall have the authority to waive these requirements in full or in part when required nonmotorized access and circulation are determined to have limited opportunity for connection to other nonmotorized facilities or similar rationale.
1. Access: A required nonmotorized facility shall allow pedestrian access from within the development to activity centers, parks, common areas, open spaces, schools or other public facilities, transit stops, public streets and/or existing nonmotorized facilities in adjacent developments served by public streets. Stubs and/or routes for future connection may be required after an analysis of potential development on adjacent parcels and remaining opportunities to connect with collector and arterial streets.
 2. Circulation: At least one (1) nonmotorized facility shall be required where block lengths are five hundred (500) feet or more or cul-de-sac lengths are five hundred (500) feet or more. Additional routes may be required to provide access as noted in subsection (B)(1) of this section.
 3. Setback: Nonmotorized facilities must be located the maximum distance possible from residential buildings that will still allow meeting the other requirements of this chapter. Landscaping shall be provided within the setback in accordance with the requirements of Chapter [18.12](#) IMC, Landscaping.
 4. Size: All nonmotorized facilities must be at least five (5) feet wide.
 5. Crosswalks: Crosswalks or signage shall be provided where nonmotorized facilities cross streets in a manner consistent with the Issaquah Street Standards.
 6. Comprehensive Plan Consistency: Where a proposed development coincides with locations and routes designated in the adopted Bicycle and Shared Use Corridor Map; nonmotorized facilities are required to be consistent with the plan in size, location, and function.

The applicant is providing for sidewalks within the proposed development that will connect into the sidewalk system that is being created along Newport way. The applicant will need to provide a nonmotorized connection between the proposed development and the undeveloped area to the southeast. Two pedestrian connections exist south of this area at the east end of NW Inneswood Place and a 12-foot wide pedestrian easement at the north end of the Morgan's View subdivision. This proposed easement will provide the option to eventually complete the connection from the Pickering Hill short plats to these points south. The applicant will need to provide a minimum of 12-foot wide easement with a 5-foot wide trail along the south edge of lot SP-E 3 from the cul-de-sac to the east side of the proposed development. In addition the applicant will need to provide a split rail fence and landscaping along the both edges of the easement. IMC Section 18.07.081 requires the development of nonmotorized facilities in residential developments. The proposed trail will connect several subdivisions with a safe nonmotorized trail that will allow pedestrians and bicyclist access through the various subdivisions and also provide access to the sidewalk system that will lead down to Newport Way. See

condition #9.

6. The subject site is currently developed with four single family residences. When subdivided, two houses will remain with each house located on its own lot. The locations of the existing houses meet the setback and impervious requirements for this zone. The existing homes are on a well and have septic systems. It is the applicant's intent to connect each of these homes into the water and sewer system that will be constructed as part of this project. If any of the short plats that includes one of the existing houses that will remain is ready to be recorded prior to the house being connected to the sewer system, the applicant will need to provide a letter from King County Health Department stating that the septic system will continue to function on the new lot. The applicant will also need to provide a letter stating how the existing septic tanks are decommissioned as part of connecting the house into the sewer system. See condition #14.

There is one house outside of the short plats that purchased water from the well that is being closed as part of the short plats. The applicant has reached an agreement with the homeowner to connect the house to City water.

New single family homes will be constructed on the remainder of the lots. These homes will need to comply with the setback requirements of the zone and the building setback from the steep slope and other critical areas. The critical areas and buffer areas are identified on the face of the short plats as separate tracts. These tracts will be under a common ownership through the homeowners association created at the time that the short plats are recorded. See condition #16.

7. The proposal met the public notification requirements for the Level 2 Short Plat review. Notice to property owners within 300 feet of the site was mailed on March 29, 2006, and the comment period ended on May 11, 2006. Five comment letters were received.

The comments in all five letters were fairly similar and the questions and responses below are representative of the questions in all of the letters.

- ❖ The applicant should be required to maintain as much of the existing vegetation as possible during the construction phase of this development.

Condition #15 (mitigation # of the SEPA MDNS) of the proposed short plats states that the applicant will be required to maintain all of the non-hazardous, significant trees outside of the building pad area on each of the lots. These trees are shown on a Preliminary Mitigation Plan (Exhibit 29). In addition all of the trees identified on the Preliminary Mitigation Plan shall be maintained unless they are located directly within the building construction area or within the cleared area for the road improvements. Generally this will result in some evergreens saved in the southeast area and the north central with NGPE. Most evergreen or deciduous in the southwest, or northwest fall within buildings, roads, or are hazardous or not large enough to be deemed significant and will be removed.

- ❖ The proposed development is adjacent to my property and I am concerned with maintaining my privacy. The applicant should be required to construct a

six-foot tall wood fence on the common property boundaries.

Where the applicant is removing the existing vegetation within 10-feet of the south boundary of the site, the applicant shall be required to construct a 6-foot tall solid wood fence. This fence, if required, will extend along the rear of the following lots: Short Plat B Lots 2, 3, & 4; Short Plat C Lots 1, 2, & 3; Short Plat F Lots 1 & 2; and Short Plat E Lots 1, 2, and 3. The intent of this requirement to maintain the privacy of the existing homes to the extent possible and to maintain the character of the neighborhood as required by the Design Standards in IMC Section 18.07. See condition #10.

❖ Will a storm drainage system be required?

A drainage system that complies with City requirements will need to be approved by the City and installed prior to the recording of the short plat. At this time the conceptual system shows drainage directed from each lot to underground pipes within the new streets and conveyed to a detention vault at the northwest corner adjacent to Newport Way. Water will be detained and treated in this vault prior to release to the wetland buffer adjacent to Newport Way on the east side of the entrance drive. See condition # 13.

A copy of the final decision (this Notice of Decision) must also be mailed to the property owners and to the parties of record.

8. The application was routed to City Departments for review and comment. Those comments are incorporated into this Notice of Decision.
9. The City issued a Certificate of Transportation Concurrency (Certificate No. CON04-00036) and a Certificate of Water Supply Availability (WSA04-00016) on October 20, 2004. The Certificate determined the Short Plats as proposed would not create a significant number of vehicle trips associated with this site. Each short plat will generate 2.52 new PM peak hour trips for a total of 15.12 peak hour trips.
10. The City has determined that appropriate provisions are available or have been made for public health, safety, and general welfare.
11. The Public Works Department has determined that the public and private roads will need to be constructed to City standards.
12. Impact fees are assessed at the time building permits are required. The fees will need to be paid prior to issuance of the building permit for the new dwelling units. Those impact fees will be determined by the codes listed below, or as they may be amended:
 - ❑ Transportation Impact Fee (reference IMC 3.71)
 - ❑ Reciprocal Transportation Impact Fee (reference IMC 18.17) Traffic generated by the residential development associated with this Short Plat will also impact roads in King County. The City has adopted an Interlocal agreement with King County that establishes the impact fee for this area.
 - ❑ School Impact Fee (reference IMC 3.63)
 - ❑ Parks Impact Fee (reference IMC 3.72)

- Fire Impact Fee (reference IMC 3.73)

Short plat Approval Criteria:

13. The Subdivision Code, beginning at Chapter 18.13.350 establishes the Short Plat regulations that apply to land being divided into four or fewer lots and which has not been divided as part of a Short Plat within a period of five years previously. The subject property has not been subdivided within the last 5 years.
14. The Short plat must comply with IMC 18.13.370 "Principles of Acceptability". The following conditions shall determine the acceptability of short subdivision:
 - A. *Create legal building sites with respect to zoning and health regulations. Nonbuildable lots may be approved for specific purposes. Such lots shall be marked Nonbuildable on the plat;*

Response: The proposed Short Plats will create four lots each and tract lots for the public roads and other improvements. Parking will need to be provided at the time of construction for the residences. The tract lots are non-buildable lots. Most of the tract lots are for the roads or other improvements that will be dedicated to the City at the time that the short plats are recorded. Two tract lots will become the property of a homeowners association and will include the sensitive areas and buffer areas.

The "SF-S" zone has a minimum lot size of 9,600 square feet and a minimum lot width of 70 feet, according to the District Standards Table, of the Land Use Code, IMC 18.07.360. According to the information provided with the short plats, the lots will each contain the square footage of land area identified in item 3 above and provide for the minimum lot width. As noted on the chart above, four lots fall below the minimum lot area of 9,600 established for the SF-S zone. The four lots are as follows:

- | | | |
|----|----------------------|--------------------|
| 1) | Short Plat C, Lot 1: | 7,312 square feet. |
| 2) | Short Plat C, Lot 2: | 7,310 square feet. |
| 3) | Short Plat C, Lot 3: | 7,287 square feet. |
| 4) | Short Plat F, Lot 2 | 8,588 square feet. |

IMC Section 18.10.450 allows density credits for those sites that are impacted by critical areas and their buffers to be transferred from critical areas to buildable areas within each respective short plat and the subsequent lot sizes reduced below the minimum to accommodate this total density. Short Plat C and Short Plat F are impacted by wetlands, streams, and buffers. The calculations below are in compliance with the Code requirements.

Total Area = 59,648sf or 1.37ac

Density Calculations in Critical Areas (18.10.450)

% of Site in Buffers and or Critical Areas: $.32ac/1.37ac = 24\%$

1. Acres in Critical Area and Buffer = .32
2. DU/Acre (18.07.360) = 4.5 DU/AC
3. Density Credit (18.10.450) = .80

4. DU Allowed on remaining Acreage of Site: = $(1.37\text{ac} - .32\text{ac}) (4.5 \text{ DU/AC}) = 4.37$

Therefore:

Maximum Density = $(1) \times (2) \times (3) + (4) = (.32) \times (4.5) \times (.8) + 4.37 = \mathbf{5.52 \text{ Dwelling Units}}$

The proposed lots meet the Code requirements for the SF-S zone through the density calculations included in IMC Section 18.10.450.

B. Establish access to a public road for each segregated parcel;

Response: Access is available from each lot to a public road. The roads within the proposed short plat will be dedicated to the City and these roads lead out to Newport Way which is an existing public road. The only exception will be the access road to the lots identified as Short Plat D, Lots 1, 2, and 3. Access to these lots will be provided by a private road that will connect into the dedicated roads within the short plats.

C. Contain suitable physical characteristics; a proposed short plat may be denied because of flood, inundation, swamp conditions or steep slopes; or construction of protective improvements may be required as a condition of approval;

Response: The property contains some steep slopes, wetlands and streams. These areas and buffer areas have been identified on the face of the short plat. The applicant will need to record a Native Growth Protection Easements (NGPE) on the critical areas to ensure they remain undisturbed as the future homes are constructed on this site.

D. Consider adjacent municipal and King County subdivision standards, if applicable, in addition to the requirements of the Code;

Response: Not applicable. This site is well within the boundaries of the City of Issaquah.

E. Provide for adequate drainage ways, streets, alleys, other public ways, water supplies and sanitary wastes, as deemed necessary.

Response: The items listed above are adequate for this site. Adequate water, sanitary sewer and storm drain services are available at this site. The applicant will need to install the on-site improvements prior to recording of the short plats.

15. The Short Plat must meet the requirements of IMC 18.13.400 "Design Standards":

A. Lands which the Planning Director/Manager has found to be unsuitable due to flood, inundation, or swamp conditions likely to be harmful to the safety, welfare and general health of the future residents, and the Planning Director/Manager considers inappropriate for development, shall not be subdivided unless adequate means of control have been formulated by the applicant and approved by the Public Works Director.

Response: The site is not located within the 100-year flood plain. As noted previously in this report, the applicant has proposed the creation of tract lots that will contain the sensitive areas that are unsuitable for development. The proposed lots do not contain critical areas that would constrain the development of single family homes on each of the proposed lots. Conditions #7 and #8 address required protections of critical areas during and after construction.

- B. The applicant shall furnish a soil test if required by the Public Works Director. The Public Works Director shall determine whether control measures are warranted. The applicant shall be responsible for the design, installation and expense of any device or corrective measures subject to the approval of the Public Works Director.*

Response: A preliminary geologic report was submitted as part of the environmental review of the project site. The Geotechnical report by Icicle Creek Engineers, dated December 29, 2005, states that there are areas of steep slopes that have been identified on the proposed short plat. They recommend a setback and buffer area totaling 25 feet for any residential building construction within the project area.

The Building Department will require a foundation soils report prior to any future building permit approval. The applicant proposes no building permit as part of the short plat.

- C. All lots shall abut upon or have adequate access, by easement or private road, to a dedicated or deeded public right-of-way. In the event that an existing abutting public right-of-way does not meet the minimum width standards, additional right-of-way may be required prior to approval of a short subdivision.*

Response: The proposed lots on each sort plat will have access to the public street. The proposed public road that will be created through these short plats will connect into Newport Way in a location where a private road now connects into Newport Way. No new access points will be created on the public road as part of this short plat.

- D. The minimum land area for each lot shall be no less than the minimum allowed by this Code (District Standards Table, IMC 18.07.360) for the specific zone in which the proposed short subdivision is planned to be located, plus any additional area to be used for access easement and/or private roadway.*

Response: The SF-S zoning requires a minimum lot size of 9,600 square feet and a minimum lot width of 70 feet. The majority of the proposed lots will exceed the minimum requirements. As noted above, four of the lots are slightly below the minimum required by the SF-S zone. This is allowed using the "Density calculation in critical areas" portion of the IMC, Section 18.10.450.

16. IMC 18.13.410 "Required Improvements" states that the Planning Director shall determine that the following improvements are available for each parcel created by the short subdivision:

- A. *Adequate water supply when necessary;*
Response: Adequate water supply is available on the adjacent street. The applicant is required to extend the City's watermain throughout this development and provide a stub-out to each lot. The existing houses are now on a well system that is being decommissioned through this short plat. Those houses that currently are supplied by the well will be connected to the City's water supply by the applicant. Condition #6 addresses this issue.
- B. *Adequate method of sewage disposal;*
Response: Adequate sewer capacity is available on the adjacent street. The applicant is required to extend the City's sewer system throughout the short plat. The applicant will need to connect the existing homes that are being retained in the short plats to the new sewer system. A stub out will also be provided to each of the new lots. Conditions 6 & 14 address this issue.
- C. *Provision for appropriate deed, dedications and easements;*
Response: The applicant will need to record a Native Growth Protection Easement on the steep slope areas contained within the short plat. The applicant is also being required to provide a pedestrian easement and path at the southeast corner of the site. The intent of this easement and path is to provide the nonmotorized connection to the existing homes in The Woods subdivision and to provide them with a nonmotorized connection to the existing public transportation system within the City of Issaquah.
- D. *Storm drainage improvements and storm sewers when necessary;*
Response: The applicant will need to comply with all Code requirements. The applicant will be creating a storm water detention system as part of Short Plat A. Final plans for the storm water system will need to be approved and installed prior to the recording of the short plats. A conceptual stormwater plan is shown on the short plat plans.
- E. *Fire hydrants when necessary;*
Response: It was determined that additional fire hydrants are required for the short plat. The applicant will need to install the required fire hydrants per the recommendation of the Fire Marshal prior to the recording of the short plats. The applicant may need to place Stortz fittings on the existing fire hydrant if they are not there already.
- F. *Street and alley paving, and concrete curbs, gutters and sidewalks when necessary;*
Response: The public and private roads will need to comply with City standards.
- G. *Street lights when necessary;*
Response: The applicant will need to install street lighting per the Issaquah Municipal Code.
- H. *Adequate provisions for sidewalks and other planning features that assure safe walking conditions for students who walk to and from school.*
Response: Issaquah schools and parks will adequately serve the proposed short plat. The applicant will be installing sidewalks per the Issaquah requirements in

order to ensure the safe movement of pedestrians within the area contained by the short plats. This sidewalk system already exists along Newport Way from the edge of this development to 12th Ave. The sidewalk system will be extended to the east as future developments are built out in this area.

The proposal meets the short plat requirements discussed above.

17. In accordance to IMC 18.13.420, all short plats shall be filed with the King County Department of Records and Elections and shall not be deemed formally approved until so filed. The filing of the short plat shall be the responsibility of the applicant. Every short plat filed for record must be accompanied by a title report confirming that the title of the lands as described and shown on the short plat is in the name of the applicant. A copy of the recorded plat shall be returned to the Issaquah Permit Center within ten (10) days of recording.

EXHIBIT LIST:

1. File and Application for Short Plat A, PLN05-00040, received April 18, 2005
2. File and Application for Short Plat B, PLN05-00045, received April 18, 2005
3. File and Application for Short Plat C, PLN05-00042, received April 18, 2005
4. File and Application for Short Plat D, PLN05-00044, received April 18, 2005
5. File and Application for Short Plat E, PLN05-00041, received April 18, 2005
6. File and Application for Short Plat F, PLN05-00043, received April 18, 2005
7. Vicinity Map
8. Revised Short Plat A & Cover Sheet, received November 22, 2006
9. Revised Short Plat B & Cover Sheet, received November 22, 2006
10. Revised Short Plat C & Cover Sheet, received November 22, 2006
11. Revised Short Plat D & Cover Sheet, received November 22, 2006
12. Revised Short Plat E & Cover Sheet, received November 22, 2006
13. Revised Short Plat F & Cover Sheet, received November 22, 2006
14. Site Plan, received January 31, 2006
15. Conceptual Utility Plan, received December 23, 2005
16. Road A Profile, received December 23, 2005
17. Road B Profiles, received December 23, 2005
18. Grading Plan, received December 23, 2005
19. Boundary/Topography Plan, received December 23, 2005
20. Certificate of Transportation Concurrency, CON04-00036
Certificate of Water Supply Availability, WSA04-00015
21. Certificate of Transportation Concurrency, CON04-00037
Certificate of Water Supply Availability, WSA04-00016
22. Certificate of Transportation Concurrency, CON04-00038
Certificate of Water Supply Availability, WSA04-00017
23. Certificate of Transportation Concurrency, CON04-00039
Certificate of Water Supply Availability, WSA04-00018
24. Certificate of Transportation Concurrency, CON04-00040
Certificate of Water Supply Availability, WSA04-00019
25. Certificate of Transportation Concurrency, CON04-00042
Certificate of Water Supply Availability, WSA04-00020
26. Preliminary Geotechnical Report, received January, 2006
27. Traffic Impact Analysis, received October 18, 2006
28. Wetland & Stream Report, dated December 30, 2005
29. Addendum to Wetland & Stream Report, dated October 16, 2006

- 30. Access Easement, dated October 24, 2006
- 31. Voluntary Contribution Agreement, dated March 20, 2007

David Favour, Planning Manager

Date Signed

DF/MP/dl